



Town of Barnstable

Transfer of Development Rights Program

Receiving Area

Downtown Hyannis has been known as the traditional commercial 'Hub' of Cape Cod for over 200 years....until the Mall replaced it.



HYANNIS
history & background

TOWN OF BARNSTABLE MASSACHUSETTS



Receiving Area: Revitalizing Downtown Hyannis

- + 64 sq. miles Town-wide
- + 447 Acres in Downtown Hyannis
- + 50,000 year round residents
- + 150,000 seasonal residents

DOWNTOWN HYANNIS

Receiving growth

Receiving Area

The underutilization of Hyannis' infrastructure capacity makes it possible to focus growth in the downtown area while using TDR to combat town-wide sprawl.

waste/ hazardous materials



storm water



traffic



parking



water/ waste water/ sewer



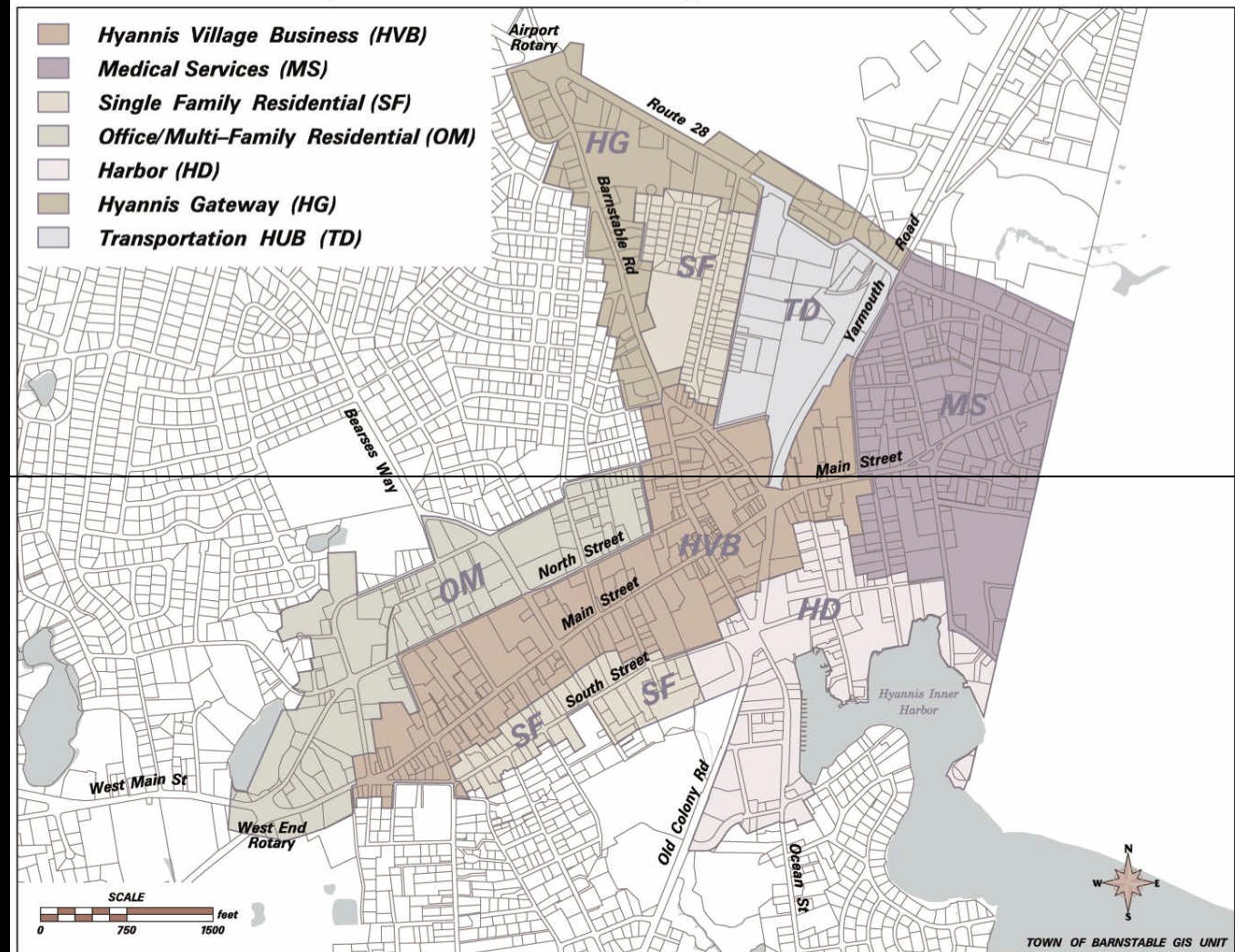
Infrastructure Analysis

Infrastructure Analysis

Receiving Area

New zoning created seven mixed-use zoning districts around a central transit hub.

Developers are regularly seeking density bonuses through Development Agreements.





Corner Perspective
(Conceptual Rendering)

Proposed Retail & Residential Building
One Ocean Street, Hyannis, MA

BROWN LINDQUIST FENUCCIO & PARKER ARCHITECTS, INC.

Proposed

Hibel Redevelopment

A photograph of a forest path. The path is a narrow, light-colored trail winding through a dense forest. The ground is covered with dry, brown leaves and some green vegetation. The trees are mostly deciduous with green foliage. A large tree trunk is visible on the right side of the path. The text "Sending Areas" is overlaid in white, italicized font in the upper right quadrant of the image.

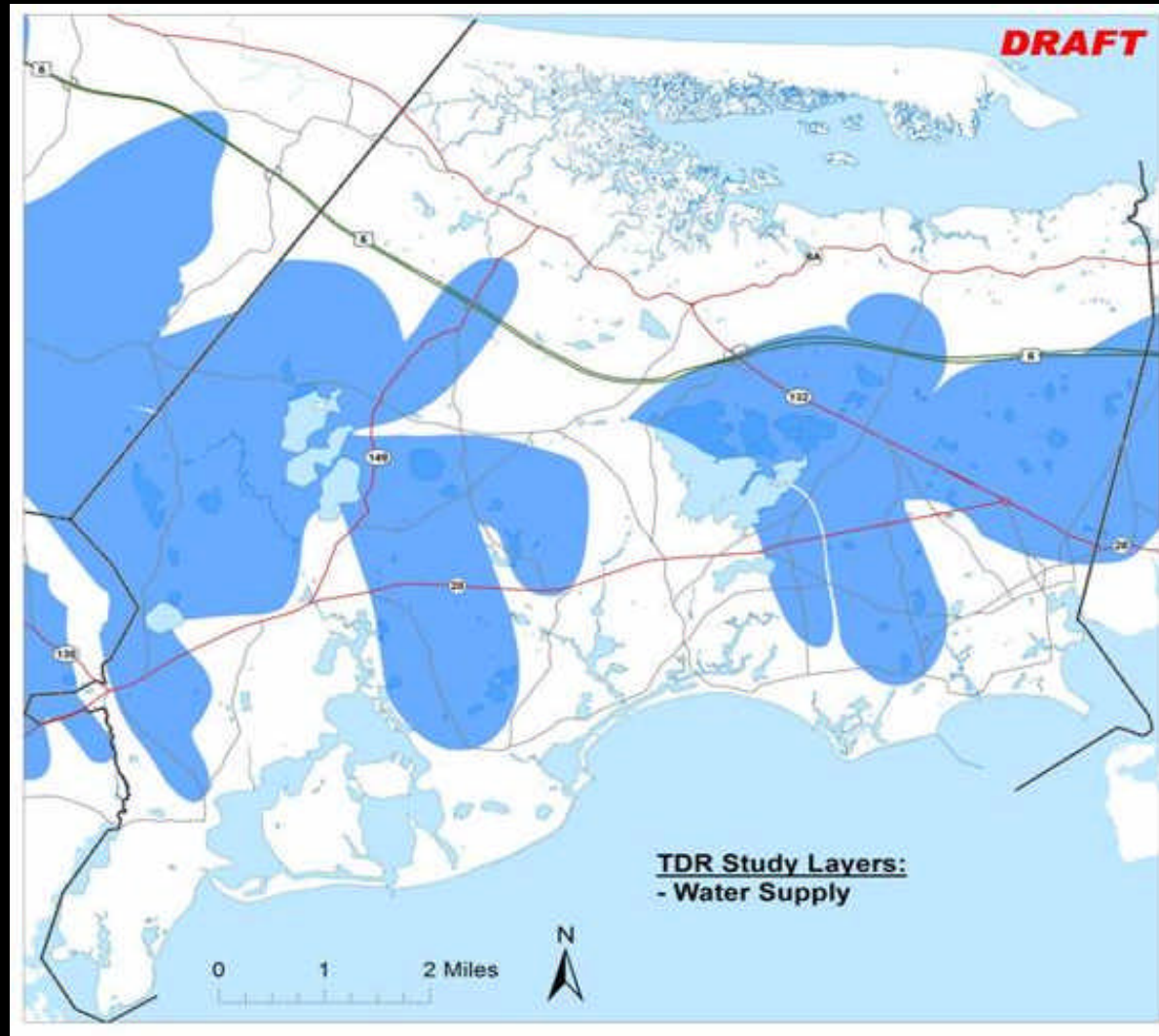
*Sending
Areas*

The “Four Layers” Map

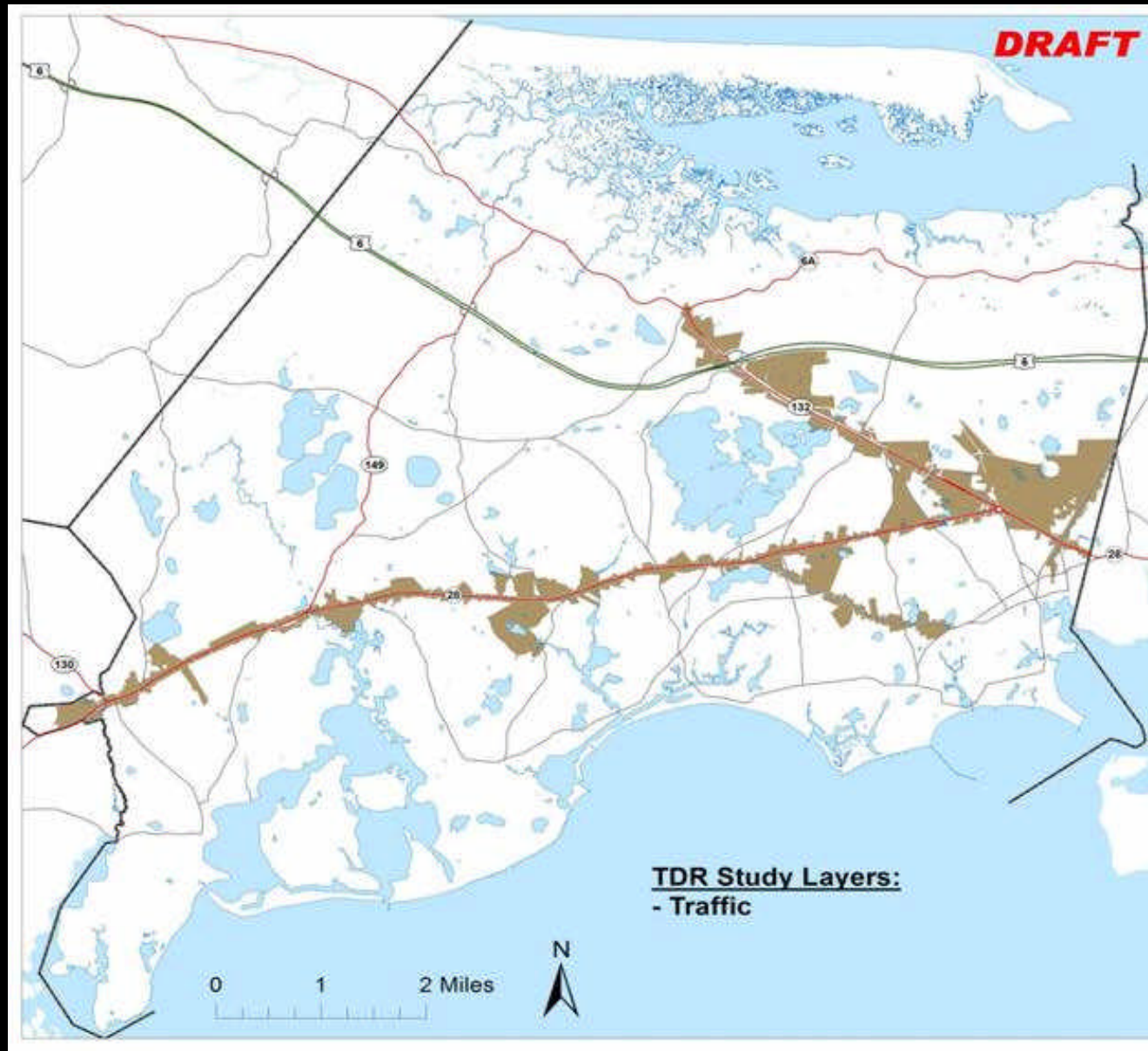
Sending Layer 1: Habitat



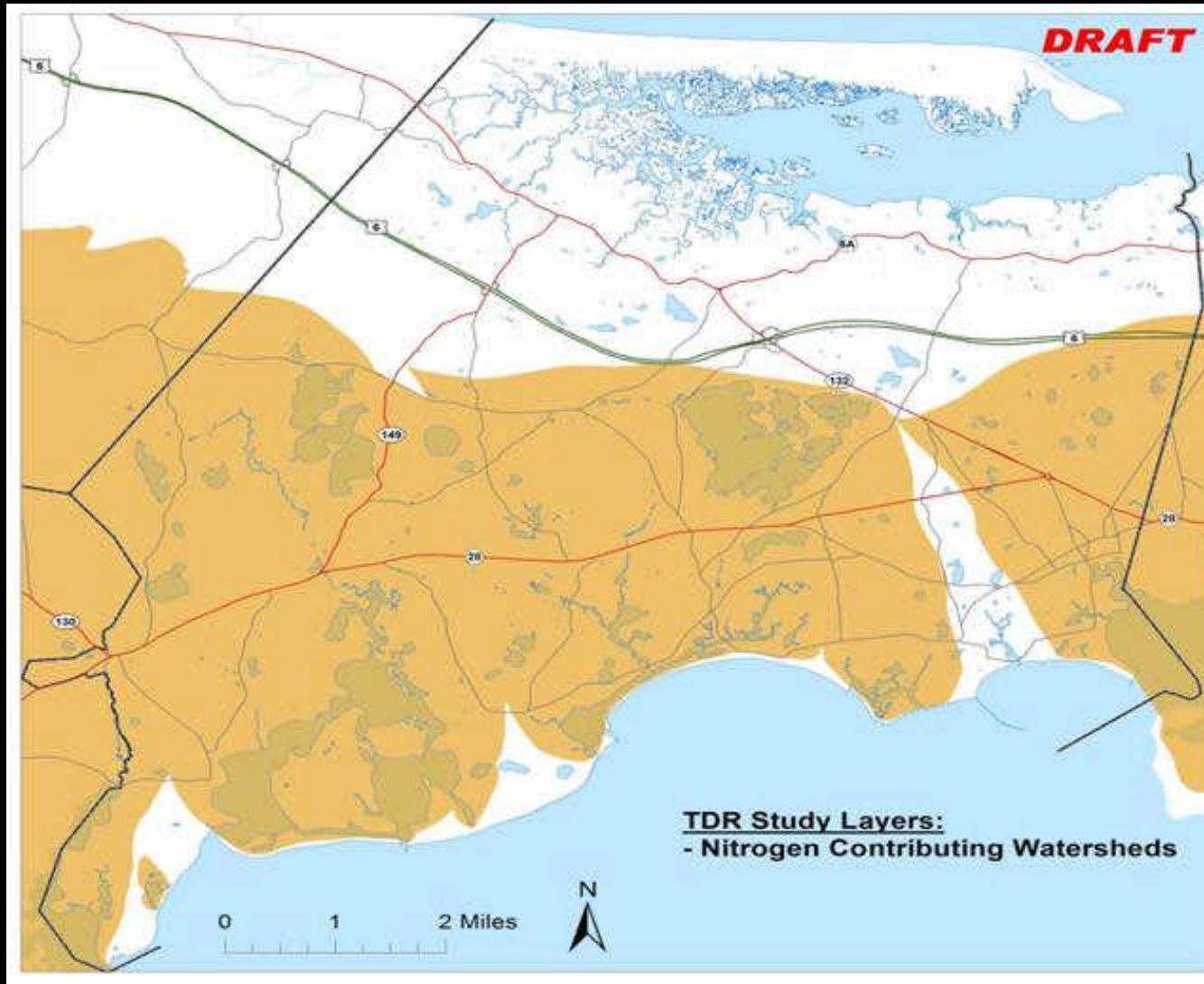
Sending Layer 2: Water Supply



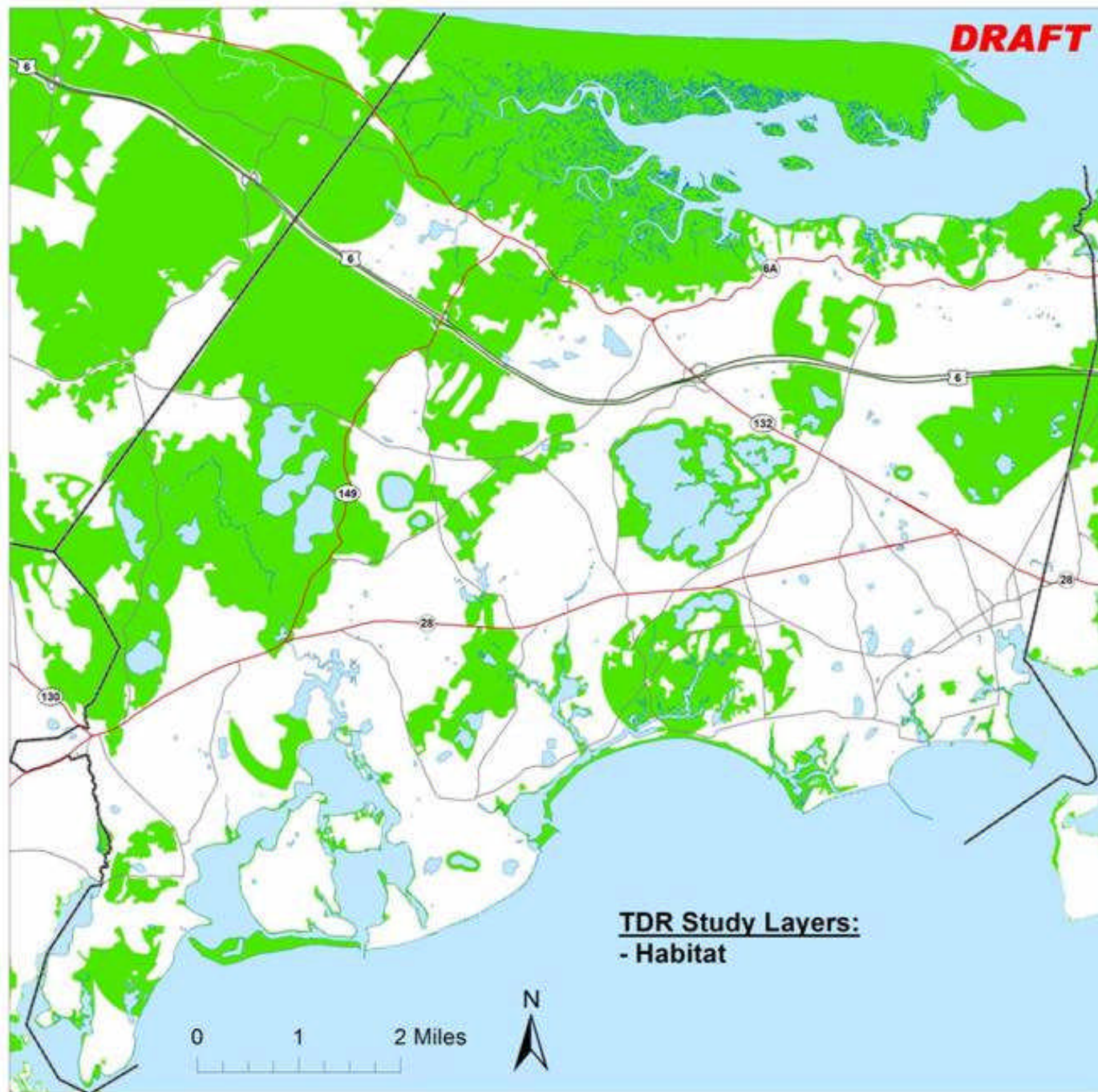
Sending Layer 3: Traffic Reduction



Sending Layer 4: Nitrogen Contributing Watersheds

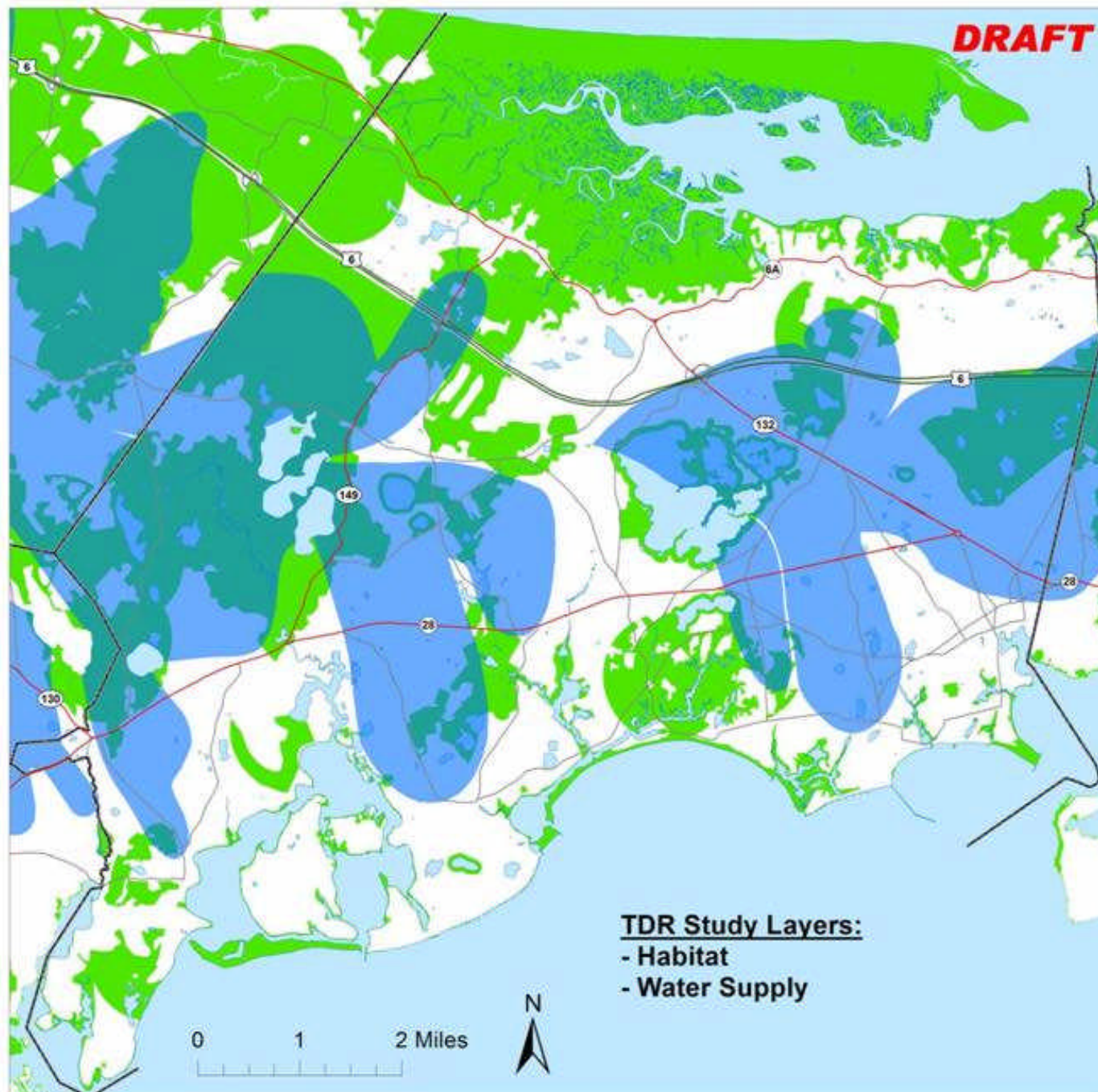


DRAFT



TDR Study Layers:
- Habitat

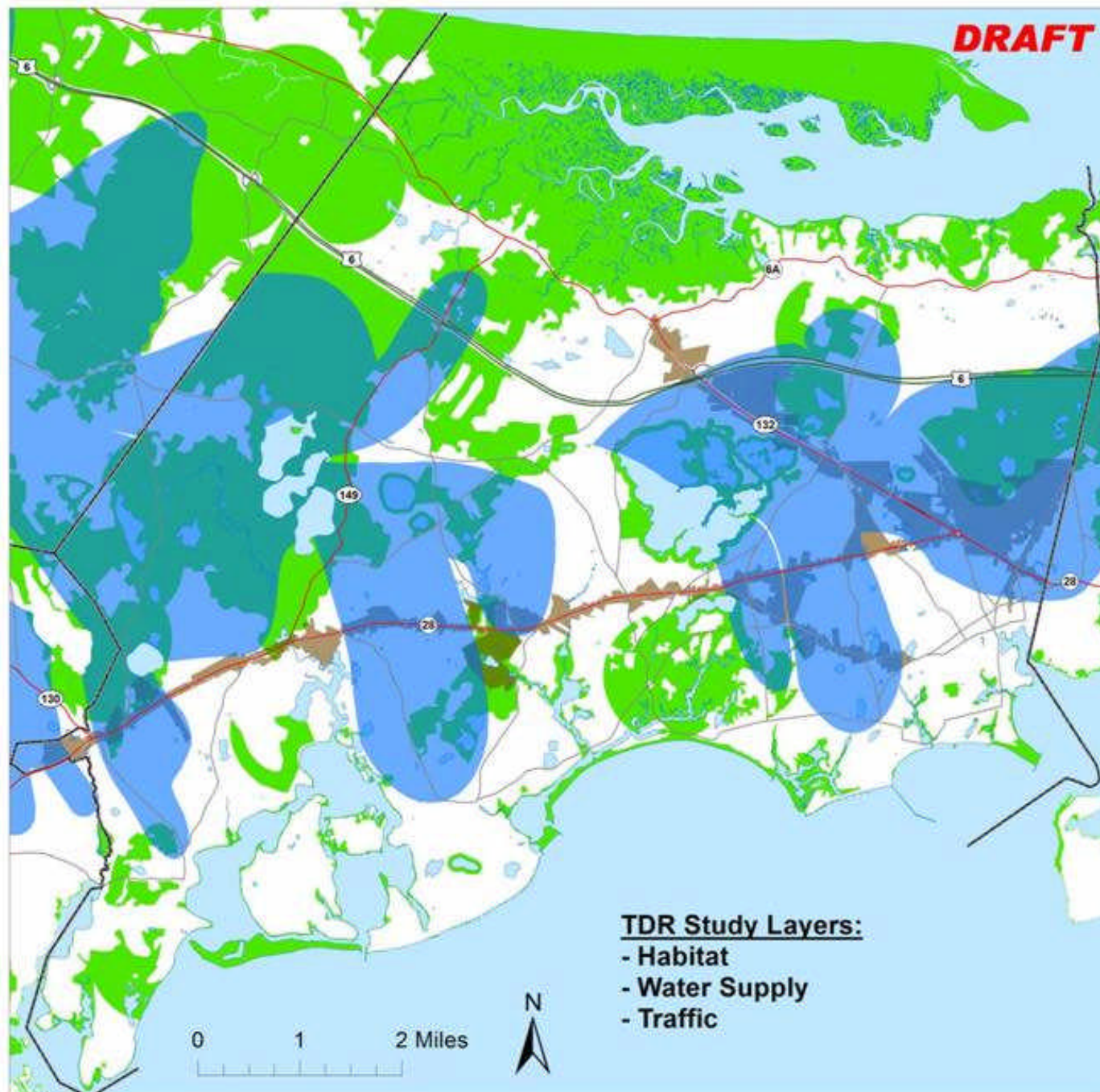
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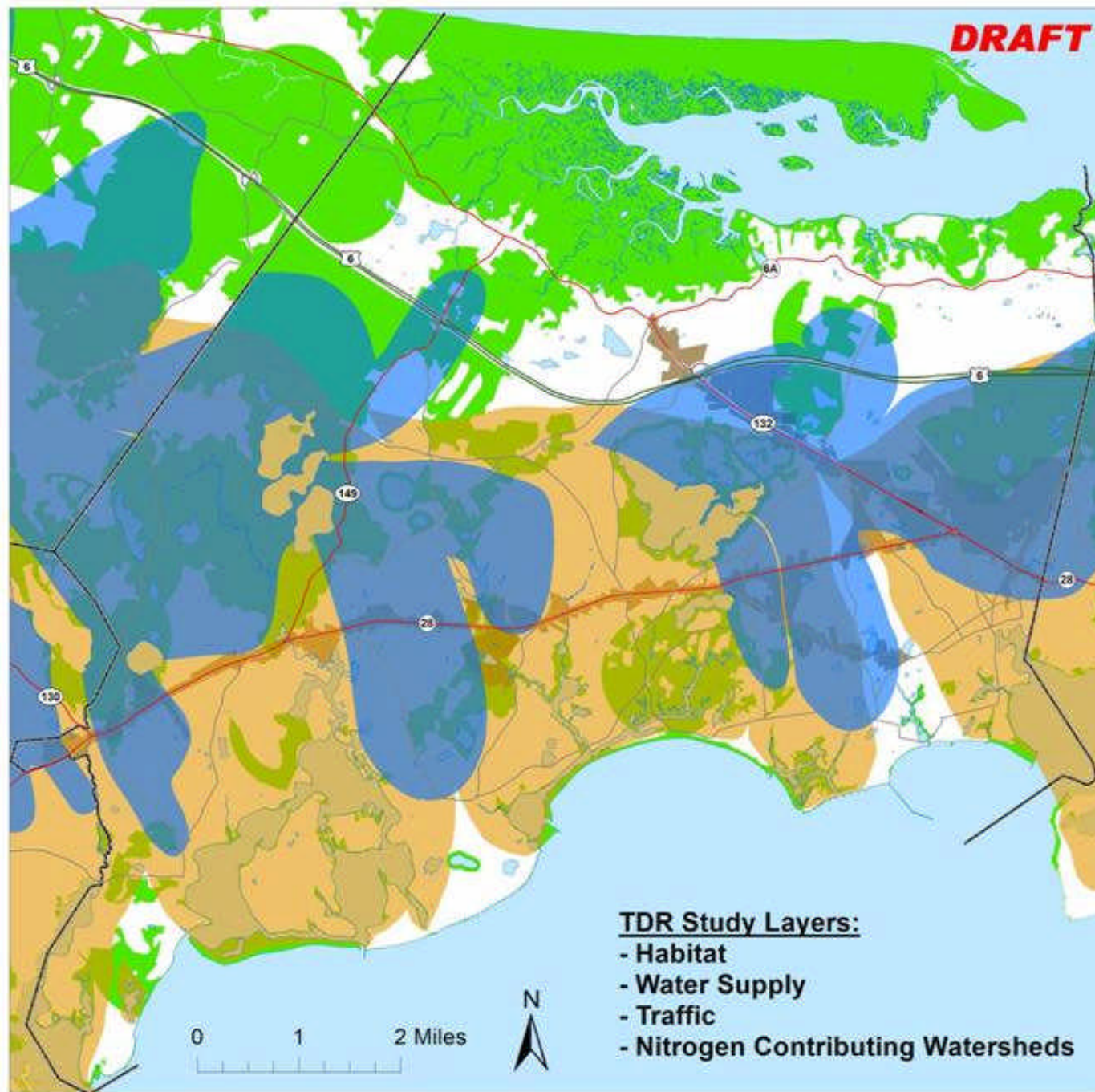
TDR Study Layers:

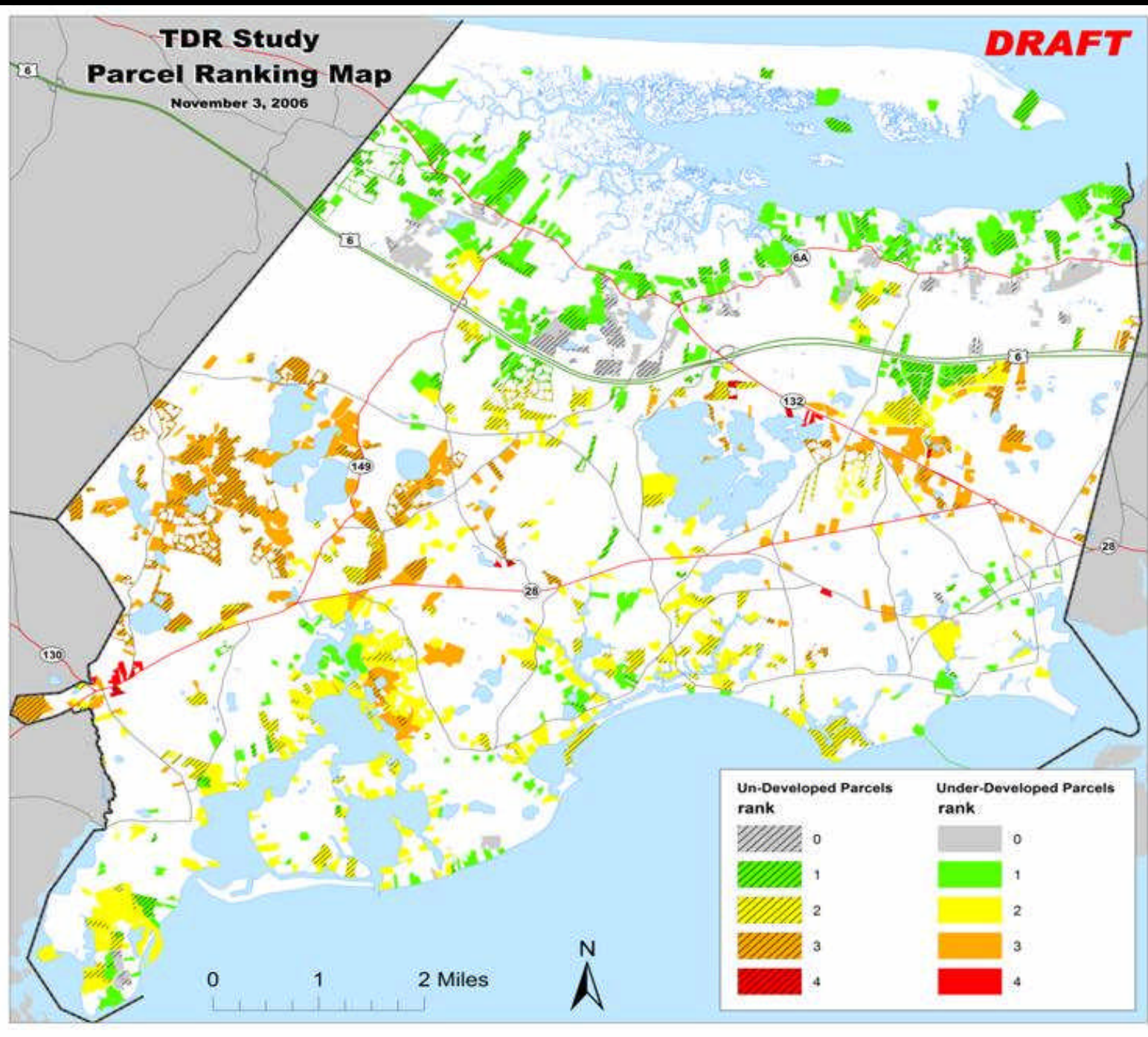
- Habitat
- Water Supply

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Methods of Transferring Credits

- Units (Economic analysis to establish ratio of residential to commercial/commercial to commercial/residential to residential transfers)
- Traffic credits (vtpd limits)

Other Considerations

- Tie to Building Permit Cap
- Air rights
- Retiring substandard lots

Questions?

